

026.A

0002

0056.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

781,000 / 781,000

USE VALUE:

781,000 / 781,000

ASSESSED:

781,000 / 781,000

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
56		BROADWAY, ARLINGTON

OWNERSHIP	Unit #:	2
-----------	---------	---

Owner 1: PARTON CAITLIN H

Owner 2: SCHEFFLER ROBIN W

Owner 3:

Street 1: 56 BROADWAY UNIT#2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: 56 BROADWAY LLC -

Owner 2: -

Street 1: 30 MOONEY STREET

Twn/City: CAMBRIDGE

St/Prov: MA Cntry:

Postal: 02138

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Aluminum Exterior and 1974 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8289																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	778,700	2,300		781,000		318360
							GIS Ref
							GIS Ref
							Insp Date
							12/18/17

Total Card	0.000	778,700	2,300		781,000	Entered Lot Size
Total Parcel	0.000	778,700	2,300		781,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit	/Card:	395.64	/Parcel: 395.6

Land Unit Type:

Parcel ID: 026.A-0002-0056.2

!16320!

PRINT Date: 12/11/20 Time: 05:56:08

LAST REV Date: 02/08/18 Time: 17:10:32

apro

16320

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Notes

Master Deed 67115:437

12/18/2019 Year End Roll

1/3/2019 Year End Roll

12/20/2017 Year End Roll

12/18/2019 Year End Roll

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			Other Fixture = Dbl vanity.											
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 3 - Aluminum				A HBth:	Rating:														
Sec Wall:		%		OthrFix: 1	Rating: Very Good														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1											
Color: GREEN				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Very Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1916	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G18		Fact:	.	Floor:															
Const Mod:				% Own: 51.000000000															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:	1	7	3								
Sec Int Wall:		%		Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:		%		Total:	4.6 %			Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 295.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.18191481				General:	1	7	3								
Electric: 3 - Typical				Const Adj.: 0.98990101				COMPARABLE SALES				SUB AREA							
Insulation: 2 - Typical				Adj \$ / SQ: 345.144				Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext: S				Other Features: 96093															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.04999995															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC: 100		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 816277															
% Com Wall		% Sprinkled:		Depreciation: 37549															
				Depreciated Total: 778728															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:						SUB AREA DETAIL					
Make: [] Model: [] Serial #: [] Year: [] Color: []																			
SPEC FEATURES/YARD ITEMS				PARCEL ID				026.A-0002-0056.2											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	15x19	A	AV	1916		40.00	T	40	102			2,300		2,300		
More: N	Total Yard Items:	2,300		Total Special Features:					Total:	2,300									
IMAGE 																			
AssessPro Patriot Properties, Inc																			